

Homeowners' Association of Midtown Reserve

Annual Meeting Minutes

April 21, 2022

Meeting called to order at 2:01 p.m.

Attendees

- James Murr, Developer/Director, Layne Murr, Director, Brittany Gibson, Director
- Melinda Pimentel & Kelsey Poston, Aggieland Houses, HOA Management Company

Introduction from developer, James Murr

Discussions

Review 2022 Financial Budget

- Layne Murr motions to approve the 2022 budget as is, Brittany Gibson seconds that motion.

Management Report presented by Melinda Pimentel (see attached)

New Business

Set the 2023 Annual Meeting Date

- The meeting will be set for April 27, 2023
- James Murr motions to approve the meeting date, Layne Murr seconds that motion.

Adjournment at 2:08 p.m.

Midtown Reserve HOA Management Report April 21, 2022 Annual Meeting

Lot count: 306. Homeowner: 159, Builder: 132, Developer: 15

Aggieland Houses is located at The Real Estate Gallery, 4121 State Highway 6 South on the 2nd floor.

Operating hours are Monday – Friday 8:30 am – 5:00 pm.

Site Inspections:

Homeowner inspections are conducted bi-weekly.

In 2021, 76 violations were sent.

7 – CCR 3.01 No Improvements shall hereafter be constructed upon any of the Property without the prior approval of the Architectural Committee.

22 – CCR 3.27 Each Owner shall keep all shrubs, trees, grass and plantings of every kind on such Owner's Lot cultivated, pruned, and free of trash and other unsightly material. Subject to Section 3.30 below, trees, shrubs, vines and plants that die shall be promptly removed. Declarant, the Association and the Architectural Committee shall have the right at any reasonable time after giving not less than ten days' notice to Owner to cure any violation of this provision, to enter upon any Lot to replace, maintain and cultivate shrubs, trees, grass or other plantings located thereon, and to charge the cost thereof to the Owner of the Lot as provided in Section 5.04(E) below.

47 – CCR 3.06 No rubbish or debris of any kind shall be allowed or permitted to accumulate upon the Property and no odors shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or its occupants. Refuse, garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view so that it is not visible from any street, Common Area or Lot. Trash containers must be promptly returned to their enclosed structures or screening following trash pickup and in no event shall a trash container remain visible from any street, Common Area or other Lot overnight. If rubbish or debris accumulates upon any Lot in violation of this provision in the judgment of the Association, the Association may remove the rubbish or debris, and charge a special assessment to the Owner of the Lot for the costs of removal.

To date in 2022, 31 violations were sent.

14 – CCR 3.27 Each Owner shall keep all shrubs, trees, grass and plantings of every kind on such Owner's Lot cultivated, pruned, and free of trash and other unsightly material. Subject to Section 3.30 below, trees, shrubs, vines and plants that die shall be promptly removed. Declarant, the Association and the Architectural Committee shall have the right at any reasonable time after giving not less than ten days' notice to Owner to cure any violation of this provision, to enter upon any Lot to replace, maintain and cultivate shrubs, trees, grass or other plantings located thereon, and to charge the cost thereof to the Owner of the Lot as provided in Section 5.04(E) below.

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Violations are sent as a notice only and a request for correction of the violation. No other action is taken on the management side other than follow up. Action is only taken after continued failure to correct the violation.

Builder inspections have are conducted on a weekly basis. At which time, we looking for trash and debris collecting on the site, overgrown landscape, street cleanliness, contractor vehicles blocking traffic and driveways. Notices and violations have been and will continue to be sent to builders as offenses are found.

Property inspection reports are sent to the directors monthly. Issues such as trash, overfilled trashcans, dead landscaping, overgrown weeds, etc. are reported. Typically, the developer sends a contractor out to address issues.

Financials:

Monthly, quarterly, and yearly financial reports are sent to the directors. Quarterly reports and end of year reports can be found online at <http://aggielandhouses.com/midtownreservehoa/>.

Other items like: HOA due information, governing documents, and common forms can be found online at <http://aggielandhouses.com/midtownreservehoa/>.

Comments and/or Recommendations: HOA is running smoothly, development is moving along swiftly, and property is in excellent condition.

Meeting Minutes approved via email on 5/10/2022. Layne Murr motions to approve and Brittany Gibson seconds that motion.